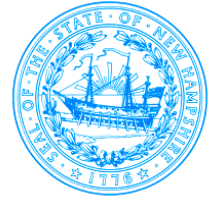




RSA/Rule: RSA 485-A:39/ Env-Wq 1025

WATERFRONT PROPERTY SITE ASSESSMENT FORM

Water Division/ Subsurface Systems Bureau
Land Resources Management



Prior to executing a purchase and sale agreement for any "developed waterfront property" using a septic disposal system, an owner shall, at his or her expense, engage a permitted subsurface sewer or [waste disposal system designer](#) to perform an "On-Site Assessment Study". **This form is NOT submitted to NHDES.** This form is transferred from the seller to the buyer and becomes part of the purchase and sales agreement. For more information on site assessment studies, please see the [Selling Developed Waterfront Property FACT SHEET](#).

1. SELLER		
NAME: LARRY & JOANNE S. SMITH		
MAILING ADDRESS: 71 GROVE AVENUE		
TOWN/CITY: SALEM	STATE: NH	ZIPCODE: 03079-2234
2. AGENT		
NAME: KELLER & WILLIAMS		
MAILING ADDRESS:		
TOWN: SALEM	STATE: NH	ZIPCODE: 03079
3. SITE ASSESSOR (DESIGNER)		
DESIGNER NAME: ANNE W. BIALOBRZESKI	DESIGNER PERMIT NUMBER: 348	
P.E. NAME (ISDS over 2500GPD):	P.E. NUMBER:	
ADDRESS: STOCKTON SERVICES PO BOX 1306		
TOWN/CITY: HAMPTON	STATE: NH	ZIPCODE: 03843-1306
4. LOT LOCATION		
TAX MAP: 73	LOT NUMBER: 2396	SUBDIVISION NAME: WEST SHORE CAMP LOTS
STREET ADDRESS: 71 GROVE ROAD AVENUE		TOWN/CITY: SALEM
5. LOT DESCRIPTION		
STRUCTURES: 1		
NUMBER OF BEDROOMS: 3		
6. ABUTTERS IF KNOWN (ATTACH ADDITIONAL SHEET IF NECESSARY)		
NAME: TOWN OF SALEM, NH	ADDRESS: 33 GEREMONTY DRIVE, SALEM, NH 03079	
NAME:	ADDRESS:	
NAME:	ADDRESS:	
7. LOT CHARACTERISTICS		
LOT SIZE: 0.33 ACRE	SLOPE: AB,C	LOADING CAPACITY: 450 GPD APPROVED
WATER SUPPLY: <input type="checkbox"/> WELL ON LOT / <input checked="" type="checkbox"/> PUBLIC WATER SUPPLY / OTHER:		

dawn.buker@des.nh.gov or (603) 271-3501

NHDES Subsurface Systems Bureau, PO Box 95, Concord NH 03302-0095

www.des.nh.gov

SOIL TYPE* 140 CHATFIELD-HOLLIS-CANTON

* From [US Natural Resources Conservation Service](#) maps or actual data if available *:

ESTIMATED SEASONAL HIGH WATER TABLE*: 6'+

SCOPE OF REVIEW (Materials reviewed, if any): APPROVED DESIGN, NH GRANIT, ASSESSMENT DATA, DEEDS

DATE OF ON SITE INVESTIGATION: 07/23/2016

DESIGNER'S ASSESSMENT OF SITE FOR CURRENT USE AND IF THE SITE CAN SUPPORT A SYSTEM MEETING CURRENT STANDARDS (attach a separate sheet for additional comments): CURRENT USE IS APPROVED. I AM DOUBTFUL OF CAPACITY OF SITE TO SUPPORT NEW CONSTRUCTION MEETING CURRENT STANDARDS.

8. PRESENT SEWAGE DISPOSAL SYSTEM

A. DOES THE PROPERTY CURRENTLY HAVE ANY SEWAGE DISPOSAL SYSTEM? ☒ YES ☐ NO

B. IF YES, IS THE SYSTEM STATE APPROVED? ☒ YES ☐ NO

NOTE: Env-Ws 1022.03 provides that "Holding tanks shall not be approved except as a replacement for an existing system in failure when no other means of disposal is practical." Holding tanks are not approved for new construction or for expansion of existing structures.

If **YES**, a copy of the approved plan, construction approval, and operational approval must be attached to the original of this form. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines and locations of abutter's septic systems and wells (within 75' well radius), if known, must be attached.

If **NO**, supply all available information on the type, capacity, age, and location of the system, and include an 8 1/2" x 11" sketch to scale or with dimensions shown of the property and the location of the system. Also, an 8 1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines, and approximate locations of abutter's septic systems and wells (within 75' well radius), or if known, must be attached.

9. DESIGNER (SITE ASSESSOR) STAMP AND DATE (** Required)



ASSESSMENT DATE: 08/15/2016

10. SIGNATURES (**Required)

The undersigned certify that we have reviewed this Site Assessment Form and understand the information contained herein and that we have received a copy of this Site Assessment Form. This form is **not** submitted to NHDES.

BUYER:

DATE:

SELLER:

DATE:

APPROVAL FOR CONSTRUCTION

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
WATER SUPPLY & POLLUTION CONTROL DIVISION
P.O. BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03302-0095

APPROVAL NO.

199082

THE PLANS AND SPECIFICATIONS FOR SEWAGE OR WASTE DISPOSAL SYSTEM SUBMITTED FOR:

OWNER:

MILLVILLE LAKE
PO BOX 159
HAMPTON FALLS NH 03844

COPY SENT TO:

ENGINEERING
33 GERMONTY DRIVE
SALEM NH 03077

BY APPLICANT: PERMIT NO.

000000403

FREDERICK J MCGARRY
PO BOX 129
DEERFIELD NH 03037

Lot Numbers:

Subd. Appvl. No.:

Subd. Name:

County:

Registry Book No.:

Registry Page No.:

Probate Docket No.:

(If Applicable)

Type of System:

Town/City Location:

Street Location:

Map 73

2398

PRE '67

WEST SHORE CAMP

ROCK.

2993

06

MICROFILMED

0000003BR

000450GPD

SALEM

GROVE AVENUE

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure.
(RSA 485-A:37)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts. (Env-Ws 410.05)

ADVISE YOUR CONTRACTOR OF REQUIRED CHANGES
IN PLANS AS INDICATED BELOW CONDITIONS

APPROVED WITH A MUNICIPAL WATER SUPPLY ONLY. NO OPERATIONAL
APPROVAL UNTIL WATER SERVICE IS AT LOT LINE.

Approved this date:

07/02/93

Date amended:

00084040

By:

Eric Thomas

ERIC THOMAS

N.H. Water Supply & Pollution Control Division Staff

Amended by:

(OVER)

APPROVAL FOR OPERATION

N.H. DEPARTMENT OF ENVIRONMENTAL SERVICES
WATER SUPPLY & POLLUTION CONTROL DIVISION
P.O. BOX 95, 6 HAZEN DRIVE, CONCORD, NH 03302-0095

APPROVAL NO.

197082

AMENDED DUE TO:

OWNER:

MILLVILLE LAKE
PO BOX 159
HAMPTON FALLS NH 03044

COPY SENT TO:

ENGINEERING
33 GEREMONTY DRIVE
SALEM NH 03079

Subsurface waste disposal systems must be operated and maintained in a manner so as to prevent nuisance or health hazard due to system failure.
(RSA 485-A:37)

It is unlawful to discharge any hazardous chemicals or substances into subsurface waste disposal systems. Included are paints, thinners, gasoline and chlorinated hydrocarbon solvents such as TCE, sometimes used to clean failed septic systems and auto parts.
(Env-Ws 410.05)

Lot Numbers:

Subd. Appvl. No.:

Subd. Name:

County:

Registry Book No.:

Registry Page No.:

Probate Docket No.:
(If Applicable)

Type of System:

0000003BR
000450GPD

Town/City Location:

SALEM

Street Location:

GROVE AVENUE

Installer

D. Jones

Permit No.

445

☐ Owner Installed For His Domicile

Was Inspected On (Date)

12/14/93

Before Covering And is Hereby Approved For Use.

Date Approved:

12/22/93

By:

Authorized Agent Of N.H. Water Supply And
Pollution Control Division

(OVER)

REVISED 8/91

00084040

PERMIT FOR

TOWN OF SALEM
NEW HAMPSHIRE

DISPOSAL SYSTEM

DATE

LIC. NO.

445

PERMIT NO.

199082

OWNER

MAP NO.

73

LOT NO.

2396

LOCATION

GROVE AVE

NEW SYSTEM

360 CHAMBER

SQ. FT.

REPAIR SYSTEM

SQ. FT.

CONTRACTOR: NAME AND ADDRESS

DICK TOWERS ENGINEERING

CITY

STATE

ZIP

SALEM NH 03079

PHONE NUMBER

8984407

READY FOR INSPECTION ON

DATE

Will Call

APPLICANT CERTIFIES THAT ALL INFORMATION GIVEN IS CORRECT AND ALL TOWN ORDINANCES WILL BE COMPLIED WITH IN PERFORMING THE WORK FOR WHICH THIS PERMIT IS ISSUED.

Signature of Contractor

Permit Clerk

FEE

220.00

DEC - 7 1993

TREASURERS STAMP OF FEE PAYMENT

White-Appeal Yellow-Trans. Pink-Treas. Goldenrod-Office

This plan shows the location of the existing foundation as built.

This plan was drawn by a tape survey.

The found. meets the town of Salem N.H. setback requirements. 8'-30" S-15' R-30'

The found. complies with the wetlands setback requirements. 40' off lake.

WICK CEM. CO. LAND CO. SALEM, N.H.

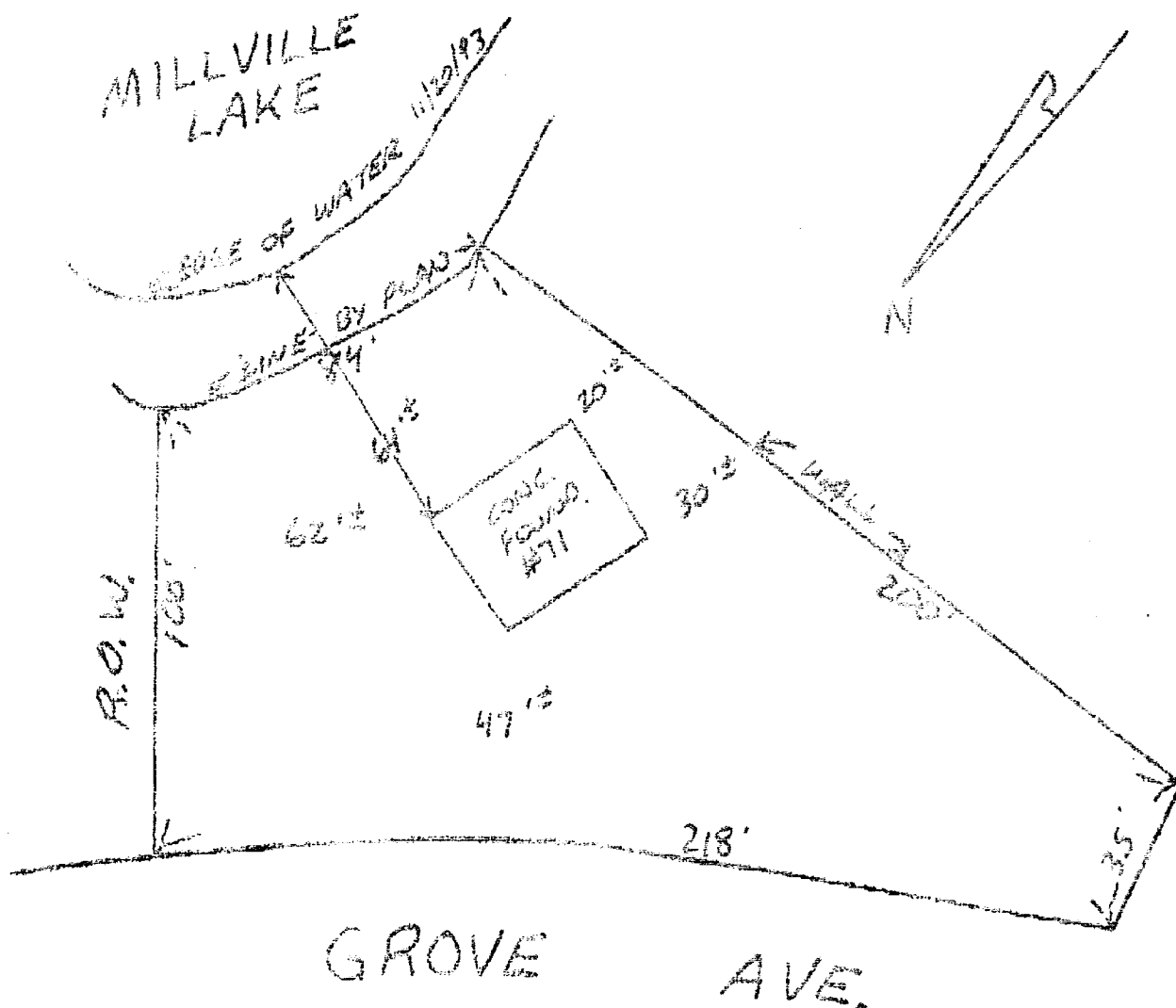
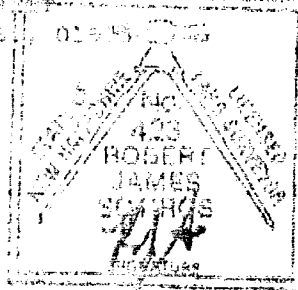
WICK CEM. CO. LAND CO.

DATE: NOV. 29, 1993

Notes: Distances shown are approximate by tape survey.

RAYSTATE SURVEYING ASSOCIATES

114 CHASE STREET, SALEM, N.H. 03079
SEVERLY, N.H. 03079



73/2396

Map by NH GRANIT



Legend

- Parcels - polygons
- LiDAR Derived 2-foot contour

Map Scale

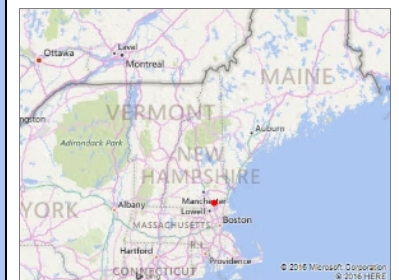
1: 441

© NH GRANIT, www.granit.unh.edu

Map Generated: 8/6/2016



Notes



71 GROVE AVE

Location 71 GROVE AVE**Assessment** \$305,400**Mblu** 73/ / 2396/ /**Appraisal** \$305,400**Acct#****PID** 4721**Owner** SMITH LARRY & JOANNE S**Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$146,300	\$159,100	\$305,400
Assessment			
Valuation Year	Improvements	Land	Total
2014	\$146,300	\$159,100	\$305,400

Owner of Record

Owner SMITH LARRY & JOANNE S**Sale Price** \$250,000**Co-Owner****Book & Page** 5438/0655**Address** 71 GROVE AVE
SALEM, NH 03079-2234**Sale Date** 05/13/2013

Ownership History

Ownership History			
Owner	Sale Price	Book & Page	Sale Date
MILLVILLE LAKE SEVENTY-ONE REALTY	\$0	2988/0661	05/24/1993
	\$0	2012/0091	04/17/1970

Building Information

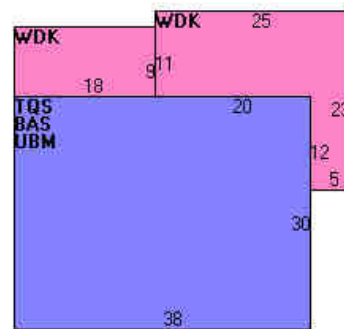
Building 1 : Section 1

Year Built: 1993
Living Area: 2052
Replacement Cost: \$165,337
**Replacement Cost
Less Depreciation:** \$145,500

Building Attributes	
Field	Description
Style	Cape Cod
Model	Residential
Grade:	Average
Stories:	1 3/4 Stories
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Average
Loc_Adj	

Building Photo

(<http://images.vgsi.com/photos/SalemNHPhotos//\01\01\24\69.jpg>)

Building Layout

Building Sub-Areas			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1140	1140
TQS	Three Quarter Story	1140	912
UBM	Basement, Unfinished	1140	0
WDK	Deck, Wood	497	0
		3917	2052

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land**Land Use**

Use Code 1013
Description SFR WATER
Zone RES
Neighborhood 45
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.33
Frontage 0
Depth 0
Assessed Value \$159,100
Appraised Value \$159,100

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			132 S.F.	\$500	1
SHD1	SHED FRAME			80 S.F.	\$300	1

Valuation History

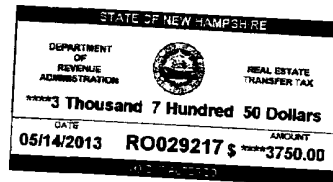
Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$146,300	\$159,100	\$305,400
2012	\$146,300	\$159,100	\$305,400
2011	\$146,300	\$159,100	\$305,400

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$146,300	\$159,100	\$305,400
2012	\$146,300	\$159,100	\$305,400
2011	\$146,300	\$159,100	\$305,400

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PLEASE RETURN TO
HEALEY, DESHAIES, GAGLIARDI & WOELFEL, PC
BOX 33

BK 5438 PG 0655



WARRANTY DEED

Property Address: 71 Grove Avenue, Salem, NH 03079.

KNOW ALL MEN BY THESE PRESENTS, That I, Jane F. Jensen, Trustee of Millville Lake Seventy-One Realty Trust, under Declaration of Trust dated June 10, 1993, of P.O. Box 159, Hampton Falls, Rockingham County, New Hampshire

for consideration paid, and in full consideration of Two Hundred Fifty Thousand (\$250,000.00) Dollars

grant to Larry Smith and Joanne S. Smith, husband and wife, as joint tenants, of 71 Grove Avenue, Salem, New Hampshire 03079,
with Warranty Covenants

The land with the buildings thereon, situated in Salem, Rockingham County, New Hampshire, further described as follows:

Three certain lots of land situated in Salem aforesaid at Millville Lake and shown as Lots 35, 36 and 37 on plan of "West Shore Camp Lots, property of J. W. Crowell, Millville Lake, Salem, N.H., surveyed in May 1928", said lots being more particularly bounded and described as one parcel as follows, viz:

BEGINNING at the Northwesterly corner of the premises at a boundary marker on the Easterly side of Grove Avenue and at reservation for a right of way leading from said Grove Avenue to the shore of Millville Lake; thence

1. Southeasterly by said reservation for a right of way one hundred (100) feet to a boundary marker at the shore of the Lake; thence

025313

2013 MAY 14 AM 9:17

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

BK 5438 PG 0656

2. Southerly, following the shore line of said lake eighty-four (84) feet to a boundary marker at the end of the wall; thence

3. Westerly, by the wall, two hundred (200) feet to a boundary marker at other land of the grantor; thence

4. Northerly by other land of the Grantor thirty-five (35) feet to a boundary marker on the Easterly side of said Grove Avenue; and thence

5. Northeasterly by said Grove Avenue two hundred eighteen (218) feet to the point of the beginning, all of said course and distances being more or less.

Said premises are conveyed subject to the restrictions that no store, restaurant or place of public entertainment is to be constructed or maintained on said premises, and no outside toilet and no place for the disposal of refuse shall be maintained on said premises at a point nearer than (10) ten feet from the lines of said lot.

As appurtenant to said premises, there is granted a right of way for access purposes over the private ways shown on said plan leading to the public highway; also right of access to the Lake.

Being the same premises conveyed to the grantor by deed of Quincy Savings Bank dated May 24, 1993, and recorded with the Rockingham County Registry of Deeds in Book 2988, Page 661.

The within property is not the homestead of the grantor nor of her spouse.

Signed this 13th day of May, 2013.

Millville Lake Seventy-One Realty Trust

By Jane F. Jensen, Trustee
Jane F. Jensen, Trustee

COMMONWEALTH OF MASSACHUSETTS

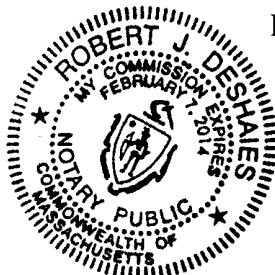
ESSEX, SS.

On this 13th day of May, 2013, before me, the undersigned notary public, personally appeared Jane F. Jensen, Trustee as aforesaid, proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Robert J. Deshaies

Notary Public: Robert J. Deshaies

My commission expires: 2/7/2014



MILLVILLE

01558

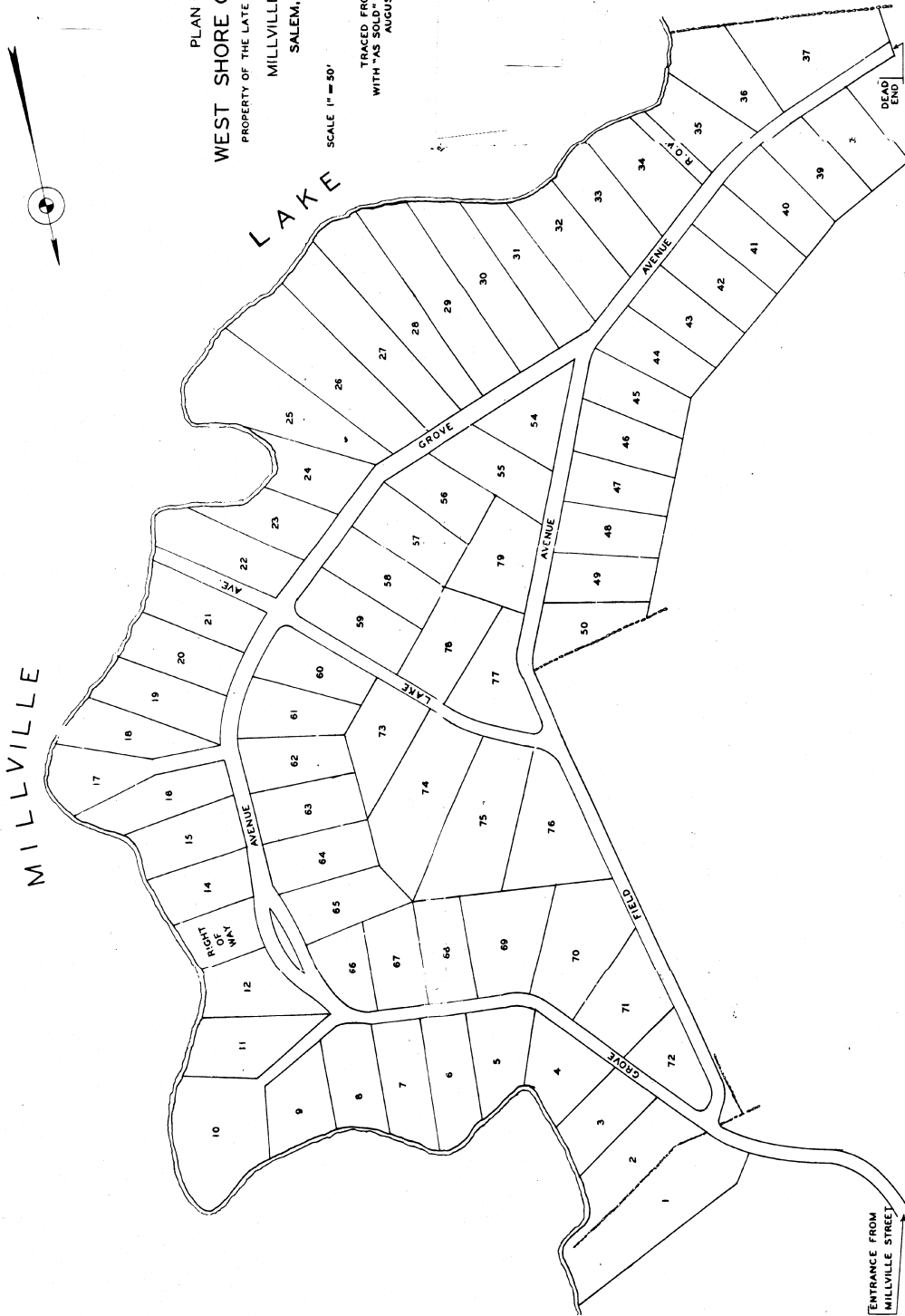
PLAN OF
WEST SHORE CAMP LOTS
PROPERTY OF THE LATE J.W. CROWELL
MILLVILLE LAKE
SALEM, N.H.

SCALE 1" = 50'

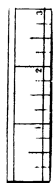
MAY 1926

TRACED FROM ORIGINAL
WITH "AS SOLD" CHANGES MADE HEREON.
AUGUST 1949
J.H. Hurling
CIVIL ENGINEER

F-1-17



02117



PLAN OF

WEST SHORE CAMP LOTS

PROPERTY OF THE LAKE JUNIOR CROWELL

MILLVILLE LAKE

SALEM, N.H.

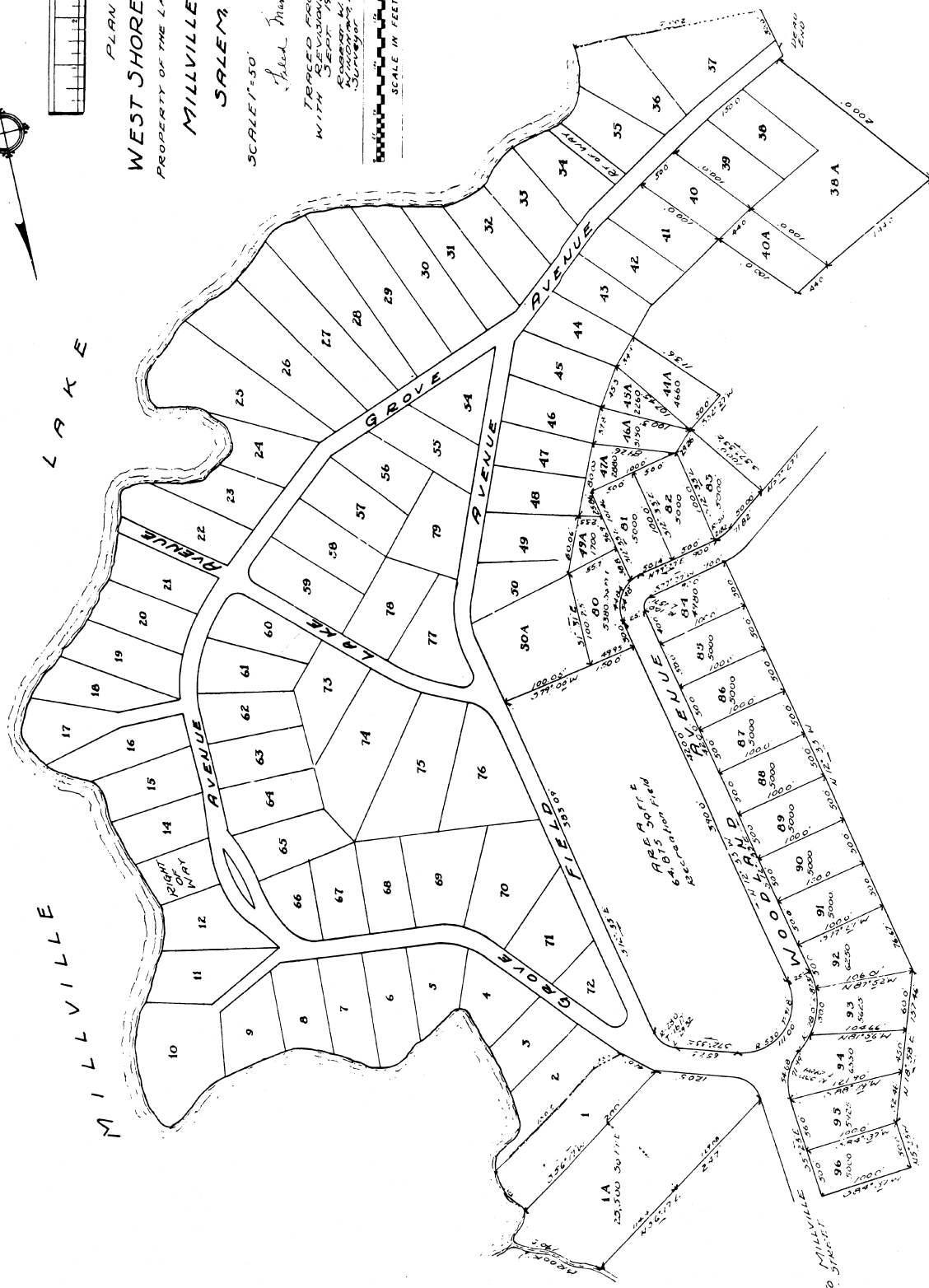
SCALE 1"=50' MAY 1928

Filed May 31st 1928

TRACED FROM ORIGINAL
RECORDS AND ADDITIONS
MADE BY THE
SURVEYOR



SCALE IN FEET



02942



MILLVILLE

LAKE

PLAN OF
WEST SHORE CAMP LOTS
PROPERTY OF THE LAKE VIEW CROWELL
MILLVILLE LAKE
SALEM, N.H.
SCALE 1" = 50'

MADE BY
J. H. GARDNER
JULY 14, 1960
TEAR TO REVEAL ORIGINAL
WITH 50' SCALE AND 1" = 50'
EAST OF 1953, 1954 &
SURVEYING WITH PLANNING, JULY 1959



W. H. Gardner
Salem, N.H.
4/4/60

